# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address | 5 Nowingi Court, Vermont Vic 3133

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,250,000	Pro	operty Type	Hou	se		Suburb	Vermont
Period - From	01/10/2022	to	30/09/2023		So	urce	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	53 Vanbrook St FOREST HILL 3131	\$1,200,000	22/07/2023
2	20 Lexington St VERMONT 3133	\$1,155,000	07/10/2023
3			

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

20/10/2023 04:19



5 Nowingi Court, Vermont Vic 3133



John Stack

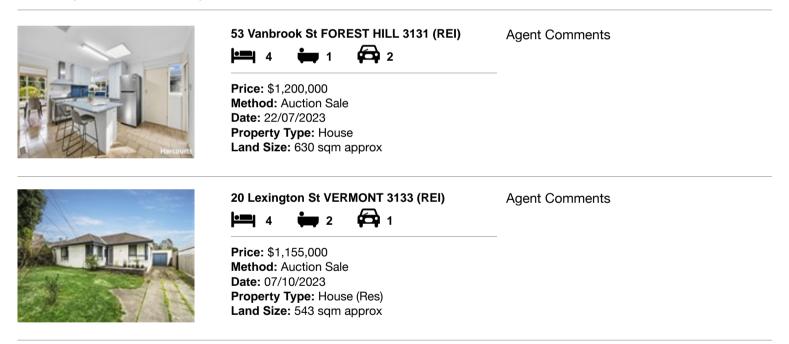




Property Type: House (Previously Occupied - Detached) Land Size: 649 sqm approx Agent Comments 9908 5700 0402 443 312 johnstack@jelliscraig.com.au Indicative Selling Price

\$1,100,000 - \$1,200,000 **Median House Price** Year ending September 2023: \$1,250,000

# **Comparable Properties**



The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: (03) 9908 5700





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